

4021949 Pages: 1 of 1
06/09/2014 08:05 AM R Fee:\$11.00
Steve Torrens, Clerk and Recorder, Weld County, CO
[Barcode]

FINAL PLAT

NEIGHBORS POINT FILING No. 2, REPLAT NO. 1

BEING A REPLAT OF LOT 333, NEIGHBORS POINT FILING No. 2, LOCATED IN THE SOUTHWEST 1/4 OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 1

OWNERSHIP AND DEDICATION

Know all men by these presents, that the undersigned, Melody Homes, Inc., a Delaware Corporation, being the owner of the land shown in this final plat and described as follows:

A parcel of land located in the Southwest Quarter of Section 12, Township 2 North, Range 68 West of the Sixth Principal Meridian, Town of Firestone, County of Weld, State of Colorado being Lot 333, Neighbors Point Filing No. 2, as recorded at Reception No. 3472263 of the Records of the Clerk and Recorder of Weld County, Colorado,

Containing 11,867 sq. ft. more or less.

Have laid out, subdivided and platted said land as per drawing hereon contained under the name and style of Neighbors Point Filing No. 2, Replat No. 1, a subdivision of a part of the Town of Firestone, County of Weld, State of Colorado, and by these presents do hereby dedicate to the Town of Firestone the streets, avenues, and other public places, as shown on the accompanying plat for the public use thereof forever and does further dedicate to the use of the Town of Firestone and all serving public utilities (and other appropriate entities) those portions of said real property which are so designated as easements as shown.

It is expressly understood and agreed by the undersigned that all expenses and costs involved in constructing and installing sanitary sewer system works and lines, water system works and lines, gas service lines, electrical service works and lines, landscaping, curbs, gutters, street pavement, sidewalks, and other such utilities and services shall be guaranteed and paid for by the subdivider or arrangements made by the subdivider thereof which are approved by the Town of Firestone, Colorado, and such sums shall not be paid by the Town of Firestone, and that any item so constructed or installed when accepted by the Town of Firestone shall become the sole property of said Town of Firestone, Colorado, except private roadway curbs, gutter and pavement and items owned by municipality franchised utilities, other serving public entities and/or Century Link, inc., which when constructed or installed shall remain and/or become the property of such municipality franchised utilities, other serving public entities, and/or Century Link and shall not become the property of the Town of Firestone, Colorado.

Owner: Melody Homes, Inc., a Delaware Corporation

By: [Signature]
Printed Name: Jonathan Wayne
Title: VP Land Acquisition

NOTARY CERTIFICATE

STATE OF COLORADO)
COUNTY OF Douglas) ss.

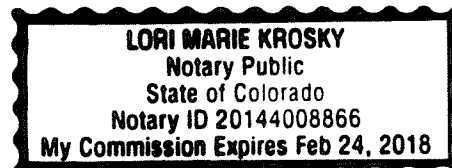
The foregoing instrument was acknowledged before me this 23 day of May, 2014

by Jonathan Wayne VP Land Acq of Melody Homes, Inc., a Delaware Corporation.

Witness my hand and official seal

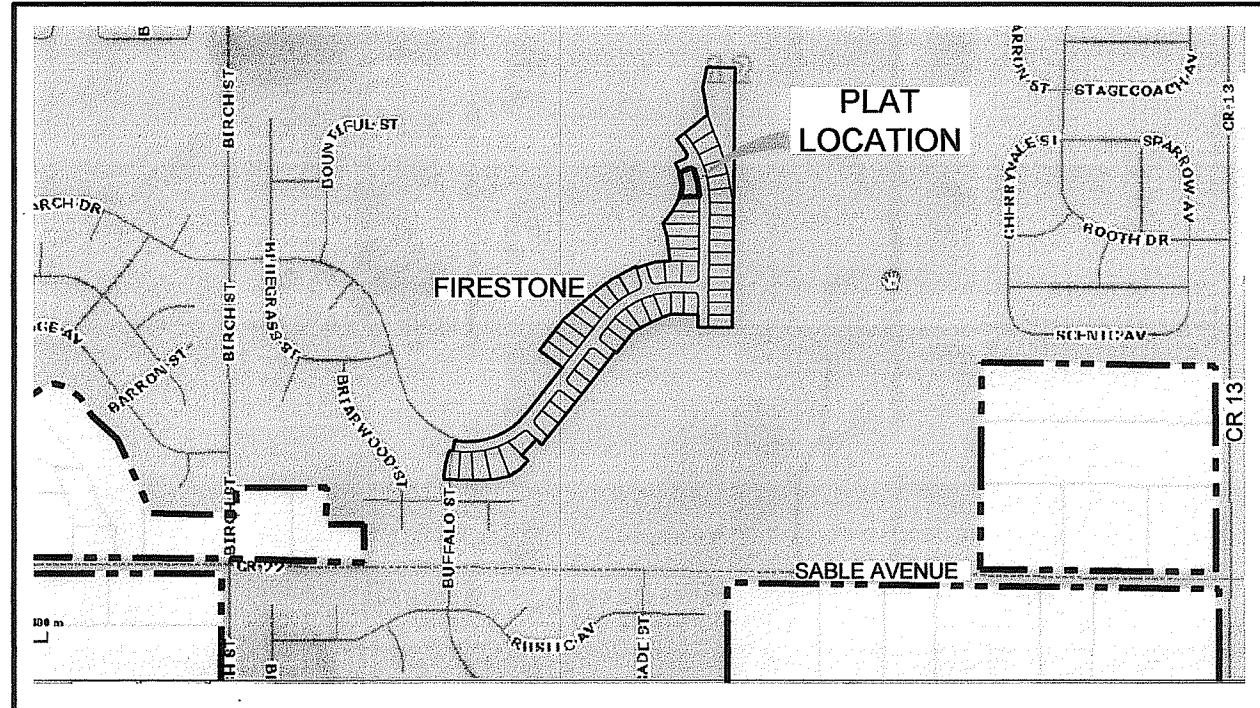
My commission expires: Feb 24, 2018

Lori M Kroesky
Notary Public



GENERAL NOTES

- This survey does not constitute a title search by Northern Engineering. Title Commitment No. 33700-14-06365, Revision 1, dated March 10, 2014 at 7:30 a.m., prepared by North American Title Company of Colorado was used for all information regarding title, easements, rights-of-way and encumbrances of record affecting this property.
- All of the subject property lies within Zone C - areas of minimal flooding, as shown on Flood Insurance Map (FIRM) 080266 0855 C, dated September 28, 1982.
- Basis of bearings for this survey is taken from Neighbors Point Filing No. 2 being the East line of the Southwest Quarter of Section 12, Township 2 North, Range 68 West of the 6th P.M., as bearing South 00°00'54" West.
- Benchmark: Town of Firestone Benchmark BM 22 with a project elevation of 4846.30 feet, NGVD 29. This point is a chiseled "X" marked on the south side of manhole rim concrete located on the north side of Firestone Blvd near N 1/4 Corner Section 12 (The Town of Firestone published elevation is 4846.095 feet). The project benchmark is based upon NGS benchmark "P 329 & the Town of Firestone benchmark is based upon USGS BM "JR 46".
- Agricultural Note: "Weld County is one of the most productive agricultural counties in the United States. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize there are drawbacks, including conflicts with long standing agricultural practices and a lower level of services than in town. Agricultural users of the land should not be expected to change long established agricultural practices to accommodate the intrusions of urban users into rural areas. Well run agricultural activities will generate off site impacts, including noise from tractors, and equipment; dust from animal pens, field work, harvest, and gravel roads; odor from animal confinement, silage, and manure; smoke from ditch burning; flies and mosquitoes; use of pesticides and fertilizers in the field, including the use of aerial spraying. ditches and reservoirs cannot simply be moved out of the way of residential development without threatening the efficient delivery of irrigation to fields which is essential to farm production."
- Upon recordation, the Neighbors Point Filing No. 2, Replat No. 1 shall supercede and replace all subdivision plats previously filed of record with respect to the property described in this Replat, with the legal effect that all such previously recorded plats shall be considered void and of no further legal effect as applied to the property described in the Replat, and that the property described in this Replat shall be conclusively released from the encumbrance of all such previously recorded plats. Any reference in this Replat to previously recorded plats shall be for reference to distance and bearing measurements only.
- Outlot A shall be unbuildable and shall be landscaped and maintained by owner of Lot 333 and transferred to the then-current owner of Lot 333 upon dissolution of the NP 125 Metropolitan District.



VICINITY MAP
SCALE: 1" = 1000'

OWNER/DEVELOPER/APPLICANT

Melody Homes, Inc.
Jon Wayne
9555 South Kingston Court
Suite 200
Englewood, Colorado 80112
(303) 754-3256
jonwayne@drhorton.com

ENGINEER

Northern Engineering Services, Inc.
Bud Curtiss, PE
200 South College Avenue, Suite 100
Fort Collins, CO 80524
(970) 221-4158
bud@northernengineering.com

SURVEYOR

Northern Engineering Services, Inc.
Gerald D. Gilliland
200 South College Avenue, Suite 100
Fort Collins, CO 80524
(970) 221-4158
gary@northernengineering.com

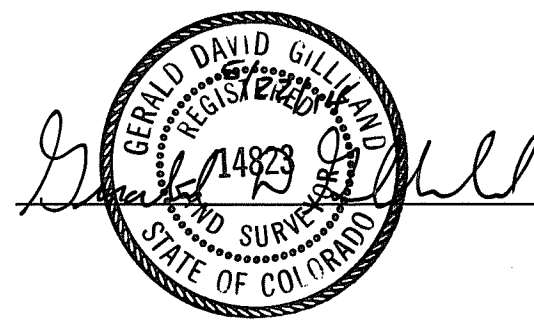
TOWN OF FIRESTONE APPROVAL

This is to certify that the Plat of Neighbors Point Filing No. 2, Replat No. 1 was approved on this 23rd day of May, 2014, by Resolution No. 14-32 and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated thereon.

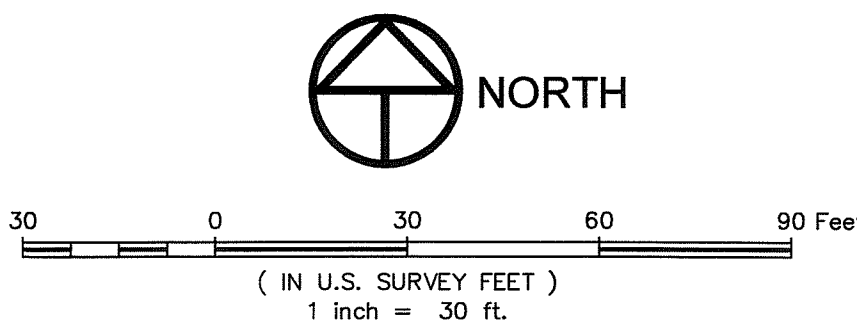
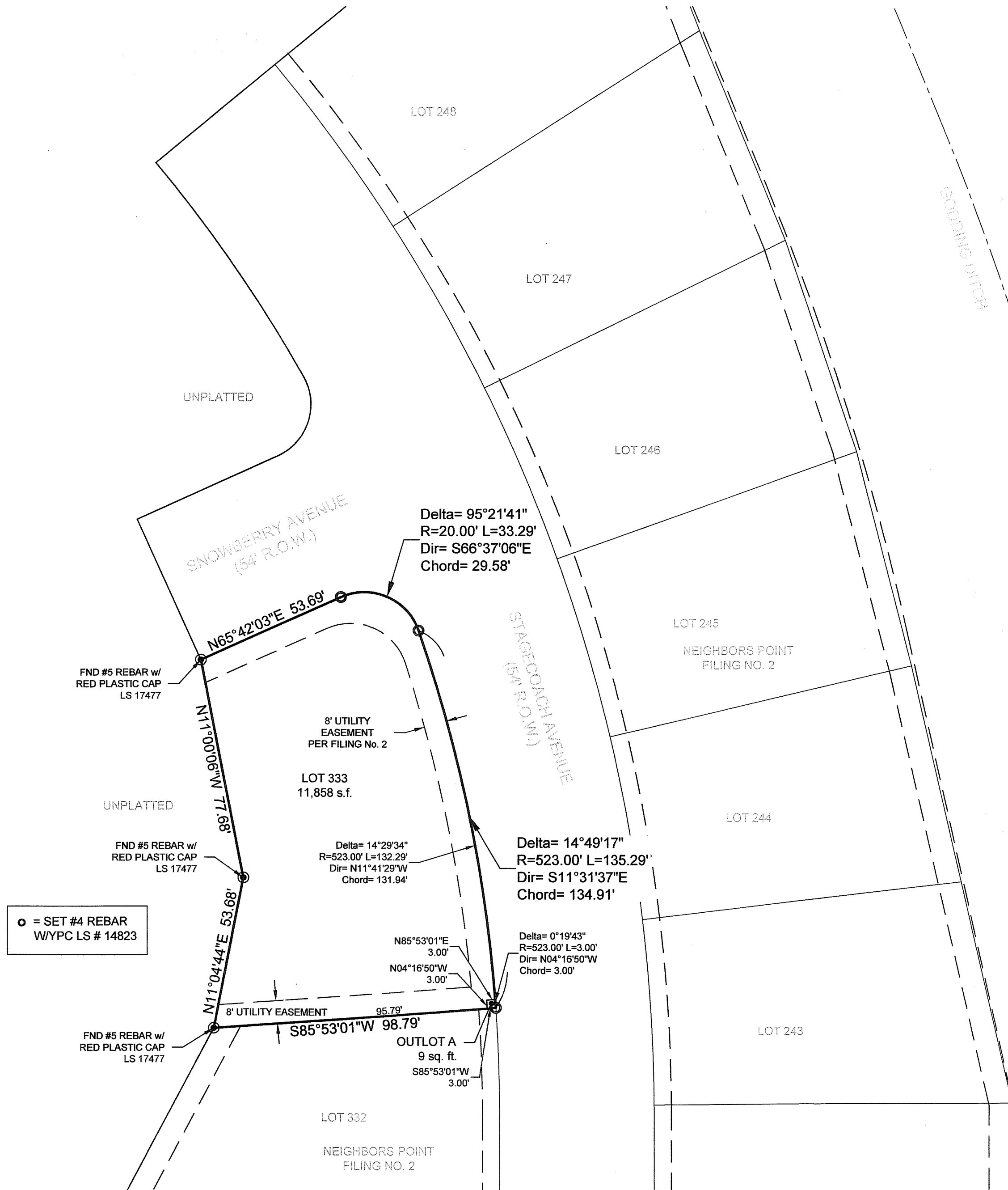
Pal Soren Mayor
[Signature] Attest: Town Clerk
[Seal: FIRESTONE TOWN, WELD COUNTY, COLORADO]

SURVEYING CERTIFICATE

I, Gerald D. Gilliland, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under by supervision and the monuments shown thereon actually exist and this plat accurately represents said survey.



Gerald D. Gilliland
Colorado Registered Professional
Land Surveyor No. 14823



FIRESTONE INFORMATION BLOCK	
Name of Submittal: Neighbors Point	
Type of Submittal: Final Plat, Replat No. 1	
Filing Number: 2	
Phase Number: Replat No. 1	
Sheet Title: Final Plat	
Preparation Date: March 12, 2014	
Revision Date: April 14, 2012	Revision Date:
Revision Date: April 28, 2012	Revision Date:
Revision Date:	Revision Date:
Sheet 1 of 1	

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 12
TOWNSHIP: 2 N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
PHONE: 970.221.4158 FAX: 970.221.4159
www.northernengineering.com

NE
200 South College Avenue, Suite 10
Fort Collins, Colorado 80524

PROJECT: 884-004.01
DATE: 05/08/14
DESIGNED BY: SCALE: 1" = 30'
DRAWN BY: G. Gilliland
REVIEWED BY: M. Kinrade

NEIGHBORS POINT FILING No. 2, REPLAT No. 1
TOWN OF FIRESTONE
WELD COUNTY, COLORADO

Sheet
1
Of 1 Sheet